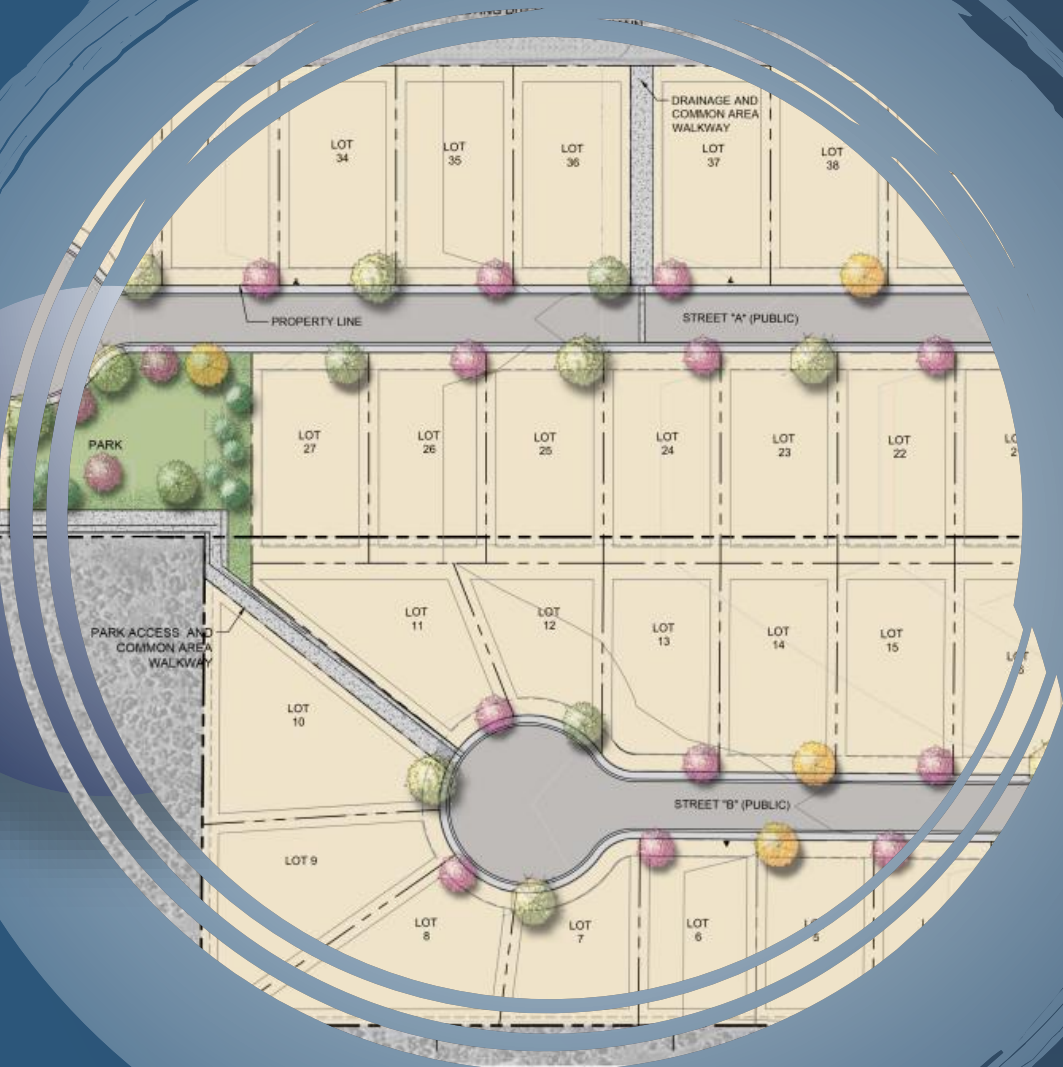


# COLD SPRINGS DRIVE TENTATIVE MAP



WASHOE COUNTY PLANNING COMMISSION

JULY 6, 2021

## Tentative Subdivision Map

- 42 Single Family Units
- Common Open Space Development
- Medium Density Suburban (MDS) Zoning



# PROJECT REQUEST

# PROJECT LOCATION

18030 COLD SPRINGS DRIVE

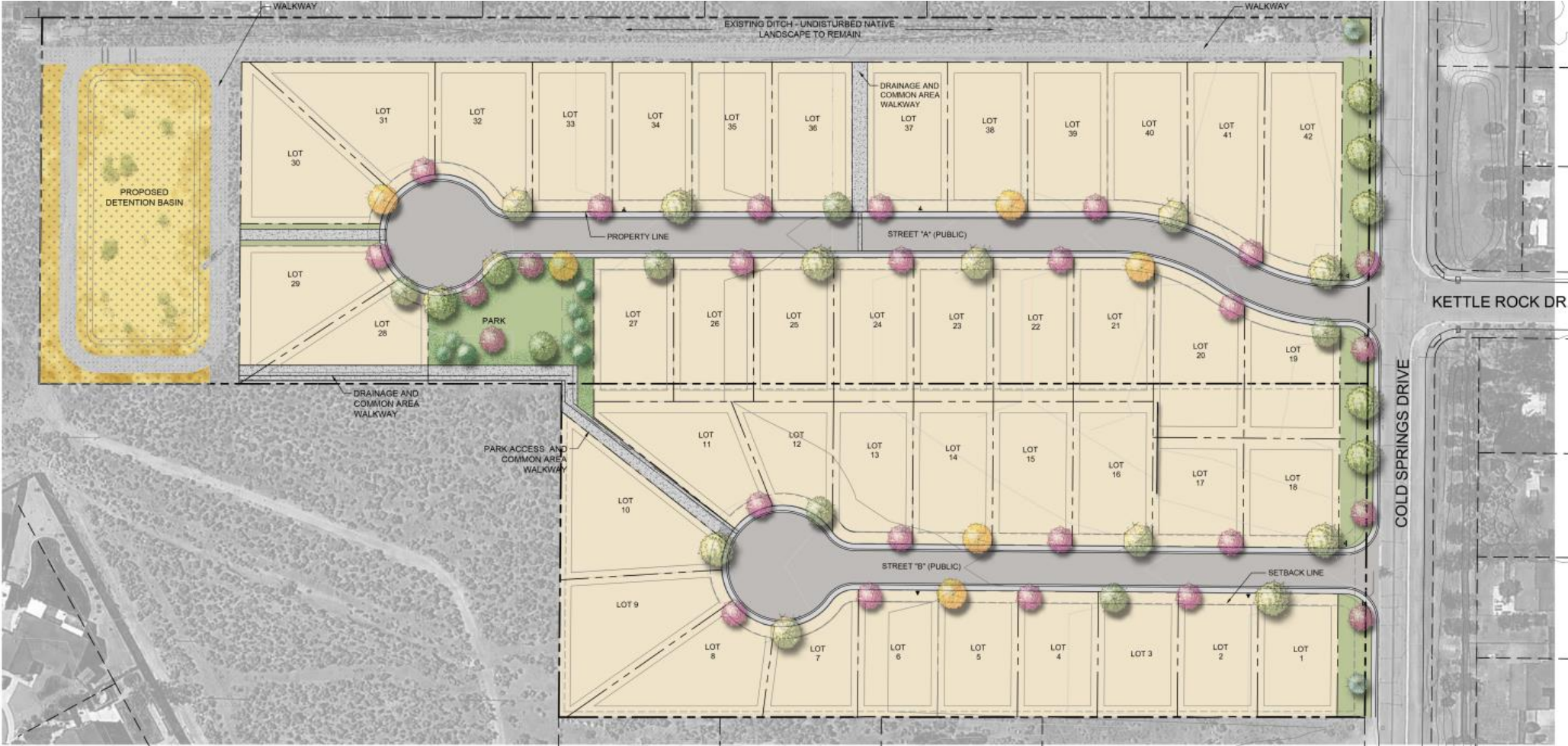


# EXISTING CONDITIONS

CURRENTLY VACANT



# SITE PLAN



# PROJECT SUMMARY

Cold Springs Tentative Map - Development Summary	
Project Component	Proposed with Tentative Map
Project Area	14.05± acres
Total Units	42 single family homes
Project Density	2.99 units per acre
Smallest Lot Size	7,145± square feet
Largest Lot Size	13,392± square feet
Total Lot Area	9.28± acres
Public Right-of-Way Area	1.67± acres
Common Area	3.10± acres

# PROJECT CONSIDERATIONS

- Project will be amenitized with a community park, walking/exercise paths, and landscaping.
- Cold Springs Drive frontage will include streetscape landscaping.
- Homeowner's Association will maintain common areas/amenities and enforce CC&R's.
- Traffic report not triggered – no change to existing levels of service.
- Project fully complies with MDS zoning and directly complements adjoining subdivision.
- Consistent with the goals and policies of the Cold Springs Area Plan and Suburban Character Management Area.



**QUESTIONS**

**ANSWERS**

**Bob Lissner**  
**Lifestyle Homes**

**Peter Lissner**  
**Lifestyle Homes**

**Mike Railey**  
**Christy Corporation, Ltd.**

**Clint Thiesse, P.E.**  
**Summit Engineering Corporation**